

159 Erin Woods Drive SE
Calgary, Alberta

MLS # A2242110



\$495,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Storage Shed

WELCOME to your new HOME in the heart of Erin Woods. AMAZING, updated starter home for First-Time Buyers/Investors. This 2-Storey home offers 3 bedrooms + 1.5 bathrooms + developed basement + new double detached garage. UPGRADES – Furnace (2022), Humidifier (2023), Washer (2023), All new triple pane Energuide rating 90 windows (2024), Attic insulation R value 54-56 (2024), New detached 22 ft x 22 ft garage with 100 amp for your electric cars + myQ opener (2025). Main offers spacious living room, dining room, half bathroom and updated kitchen with stainless steel appliances and south backyard 12ft x 8ft deck. Upper offers 3 good sized bedrooms, 4-piece bathroom with Jack & Jill door into the primary bedroom. The developed basement offers large family room, a den (which can be converted into a 4th bedroom) + laundry room. Close to schools, parks, transit, and shops. Easy access to Peigan Trail and Deerfoot Trail. ONLY 15 mins to Downtown. Call Today to VIEW!